| 170.0 | 0005 | 0001.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 671,700 / 671,700 |
| | | | | | USE VALUE: | 671,700 / 671,700 |
| | | | | | ASSESSED: | 671,700 / 671,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 70 | | PAUL REVERE RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | LARKIN LAURA WILSON | |
| Owner 2: | LARKIN JAMES PATRICK JR | |
| Owner 3: | | |
| Street 1: | 70 PAUL REVERE ROAD | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | Cntry: |
| Postal: | 02476 | Type: |

Own Occ: Y

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | DEGREGORIO JEFFREY H/HEATHER Y - |
| Owner 2: | - |
| Street 1: | 70 PAUL REVERE ROAD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Wood Shingle Exterior and 1301 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4500.000 | 283,200 | | 388,500 | 671,700 |
| Total Card | 0.103 | 283,200 | | 388,500 | 671,700 |
| Total Parcel | 0.103 | 283,200 | | 388,500 | 671,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 516.37 | /Parcel: 516.37

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 112746

**GIS Ref**

**GIS Ref**

**Insp Date** 10/31/08

!13145!

## PREVIOUS ASSESSMENT

Parcel ID: 170.0-0005-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 283,200 | 0 | 4,500. | 388,500 | 671,700 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 275,000 | 0 | 4,500. | 388,500 | 663,500 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 275,100 | 0 | 4,500. | 388,500 | 663,600 | 663,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 235,700 | 0 | 4,500. | 383,000 | 618,700 | 618,700 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 235,700 | 0 | 4,500. | 294,100 | 529,800 | 529,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 235,700 | 0 | 4,500. | 277,500 | 513,200 | 513,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 235,700 | 0 | 4,500. | 255,300 | 491,000 | 491,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 222,800 | 0 | 4,500. | 238,700 | 461,500 | 461,500 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 16:16:48 |

**LAST REV**

| Date | Time |
|---|---|
| 04/26/17 | 08:35:10 |
| ekelly | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13145

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| DEGREGORIO JEFF | 57215-272 | | 7/29/2011 | | 465,000 | No | No | | |
| RUSSONIELLO MAR | 34103-135 | | 11/20/2001 | | 343,500 | No | No | | |
| | 19704-211 | | 3/1/1989 | | 174,300 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 112746 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/9/2015 | 642 | Re-Roof | 9,375 | | 6/9/2015 | | | Strip and re-roof. |
| 6/17/2011 | 604 | Porch | 1,100 | | | | | REPAIRS |
| 6/12/2005 | 479 | Redo Kit | 16,000 | C | | G6 | GR FY06 | |
| 1/20/1999 | 31 | Re-Roof | 5,500 | C | | | | REROOF |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/22/2015 | Permit Insp | PC | PHIL C |
| 7/2/2012 | External Ins | BR | B Rossignol |
| 10/20/2011 | MLS | EMK | Ellen K |
| 10/31/2008 | Meas/Inspect | 355 | PATRIOT |
| 10/17/2008 | Measured | 197 | PATRIOT |
| 2/25/2002 | MLS | MM | Mary M |
| 1/28/2000 | Inspected | 276 | PATRIOT |
| 12/8/1999 | Measured | 263 | PATRIOT |
| 7/17/1993 | | EK | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4500 | | Sq. Ft. | Site | | 0 | 70. | 1.23 | 6 | | | | | | | | | 388,499 | | | | | | 388,500 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.10331 | Total SF/SM: | 4500 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 388,499 | Spl Credit | | Total: | 388,500 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1915 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 180.409 |
| Other Features: | 66750 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 384757 |
| Depreciation: | 101576 |
| Depreciated Total: | 283181 |

## COMMENTS

NC=WORK IN PROG PDAS RETAINING.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 4 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | 2005 |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

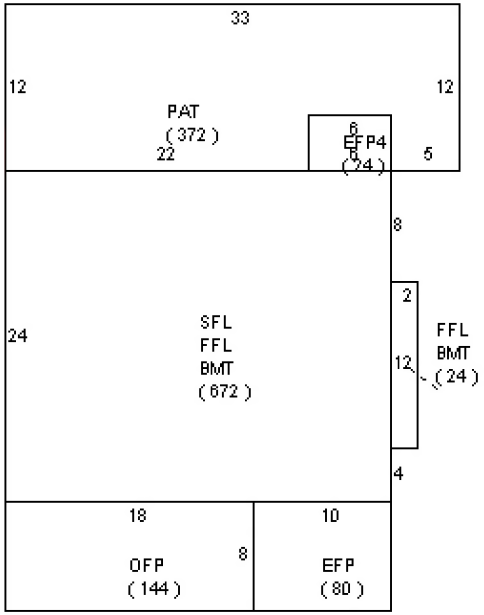
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 4 | M |
| Totals | | | |
| 1 | 7 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 198.45 |
| Special Features: | 0 | Val/Su Net: | 108.22 |
| Final Total: | 283200 | Val/Su SzAd | 217.71 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 696 | 54.120 | 37,669 |
| FFL | First Floor | 696 | 180.410 | 125,565 |
| SFL | Second Floor | 605 | 180.410 | 109,112 |
| PAT | Patio | 372 | 3.230 | 1,200 |
| OFP | Open Porch | 144 | 27.680 | 3,985 |
| EFP | Enclos Porch | 104 | 52.860 | 5,498 |

| | | | | | |
|---|---|---|---|---|---|
| | Net Sketched Area: | 2,617 | | Total: | 283,029 |
| Size Ad | 1300.7999 | Gross Area | 2684 | FinArea | 1301 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| SFL | 90 | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

170.0-0005-0001.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|